

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

*Resource Name or #: K49

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; NE ¼ of SW ¼ of Sec.19 ; Mt. Diablo B.M.

c. Address 8659 Brockway Vista Ave.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-134-017

*P3a. Description: This property includes two residences and a detached garage on a lot that supports native vegetation except on the unpaved driveway.

Building A is a one-story rectangular plan wood frame house with a basement. It has a side-gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are clad with cedar bark shingles, unpeeled natural log cabin siding, and milled log cabin siding. All windows are obscured by shutters. The entrance door is shuttered and the basement door is flush. A shed addition on the north side of the house appears to be historic. The house has a front porch with supports for a seasonal fabric roof. The building has a stone fireplace. There do not appear to be any recent modifications. (continued)

*P3b. Resource Attributes: (HP2) single family property, (HP4) ancillary building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
090-134-017, Building A, View NE.
Roll KBB1, Fr. 29. 10-30-02, 2:27 PM.

*P6. Date Constructed/Age and
Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Effective Year: 1920
c.1926-1930 field observation.

*P7. Owner and Address:

Welch; Marylynn Ann TRS.

242 Olive St. Auburn CA. 95603

*P8. Recorded by: R. Reno, E. Bennett
Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 10-30-02

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:
Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI# _____

*NRHP Status Code 3S

Page 2 of 3

*Resource Name or # K49

B1. Historic Name: Unknown

B2. Common Name: Welch Houses

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Minimal Traditional with Rustic details

*B6. Construction History: The assessor provides an Effective Year of 1920, but this may be in error since the subdivision was not formally platted until 1926. Since the buildings closely follow the lot lines, it appears unlikely that the property was actually developed before the mid-1920s. This makes these buildings some of the oldest remaining in Kings Beach. Building A has a shed addition that appears to date to the 1930s. It does not appear to have any recent modifications.

Building B and the garage both appear unmodified.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: _____

Original Location: _____

*B8. Related Features: Garage

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Automobile Recreation / Tourism

Area Lake Tahoe

Period of Significance 1926 - 1960

Property Type House, Garage

Applicable Criteria C

The property does not appear to meet National Register Criterion A. Although it is associated with an event important in history, the development of automobile recreation and tourism at Lake Tahoe from 1920 to 1945, it is a typical rather than an exceptional representative of that event. The property does not appear to meet national Register Criterion B since there is no known association with a significant person. The property appears to meet National Register Criterion C, California Register Criterion 3, and TRPA Criterion C. The property is a locally exceptional representative of a vacation home and outbuilding design that reflects the Mountain Rustic ethic. The small scale of the property is typical of residential architecture in Kings Beach during the 1920s, and is indicative of the attraction of this place to people of modest means. Historic property boundaries are coincident with the assessor's parcel boundaries. Its period of significance is 1926-1960. Character-defining features include the setting, scale, use of Craftsman details, windows, rustic siding, and overall design. There are no noncontributing elements. These cabins and garage all retain a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association since they and the lot appear to be nearly unmodified since original construction. The property clearly conveys a sense of time and place. (continued)

B11. Additional Resource Attributes:

*B12. References: Assessor's data

1926 plat of the Brockway Vista Subdivision

B13. Remarks:

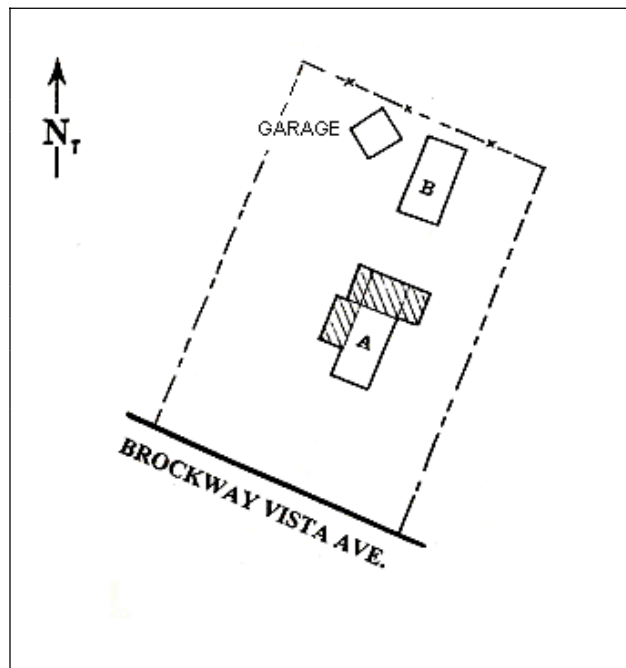
Additions are shaded on the sketch map.

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or # K49

*Recorded by R. Reno and E. Bennett

Date : 10-30-02

☒ Continuation ☐ Update

***P3a.**

Building B is a rectangular one-story rectangular plan wood frame house. It has an end-gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with stained wood V-rustic siding. All windows and the door are closed with shutters. There do not appear to be any modifications to the house.

The garage is a rectangular building. It has an end-gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with cedar bark shingle siding. Corner posts are untrimmed logs. The gable end and carriage house doors are made of wood planks.

***B10.**

The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined to be a historic resource as defined therein.

P5a : Photo



090-134-017, Building B foreground right, Garage background left. View NE.
Roll KBB1, Fr.30. 10-30-02, 2:29 PM.

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NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

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*Resource Name or #: K50

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach

Date 1992 T 16N ; R 18E ; NE ¼ of SW ¼ of Sec.19 ; Mt. Diablo B.M.

c. Address 8669 Brockway Vista

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: Most of buildings are on APN 090-134-045 but Building A continues onto APN 090-134-044, which is also used as parking and a driveway.

*P3a. Description: This property includes a primary residence and a row of four small rental houses. Remaining parts of the lot are generally barren and used for access, but some native trees remain. (continued)

*P3b. Resource Attributes: (HP2) single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
090-134-045, Building A, View NW.
Roll KBB7, Fr.19. 01-20-03, 3:11 PM.

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Year Built: 1942

*P7. Owner and Address:

Rockwood, Robert K. and Cynthia A.

14554 "A" Big Basin Way

Saratoga CA. 95070

*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 01-20-03

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:
Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 4

*Resource Name or # K50

B1. Historic Name: Unknown

B2. Common Name: Rockwood Houses

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Assessor's Year Built and Effective Year: 1942

Modifications to Building A include a c.1940s addition, recent addition, all windows and doors, and a large deck.

Modifications to Building B include a c.1940s addition, recent addition, windows, door, and porch details.

Modifications to Building C include a c.1940s addition, windows, and porch details.

Modifications to Building D include windows, door, and porch details.

Modifications to Building E include windows, door, and porch details. (All recent modifications appear to date to the 1990s.)

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: _____

Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with a period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination, although it is unusual for its construction during World War II. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. Application of new siding, porch or deck details, windows, and doors on all buildings, along with recent additions on buildings A, B, and C, has caused a loss of integrity of design, materials, and workmanship, and severely compromised integrity of feeling and association. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

B13. Remarks:

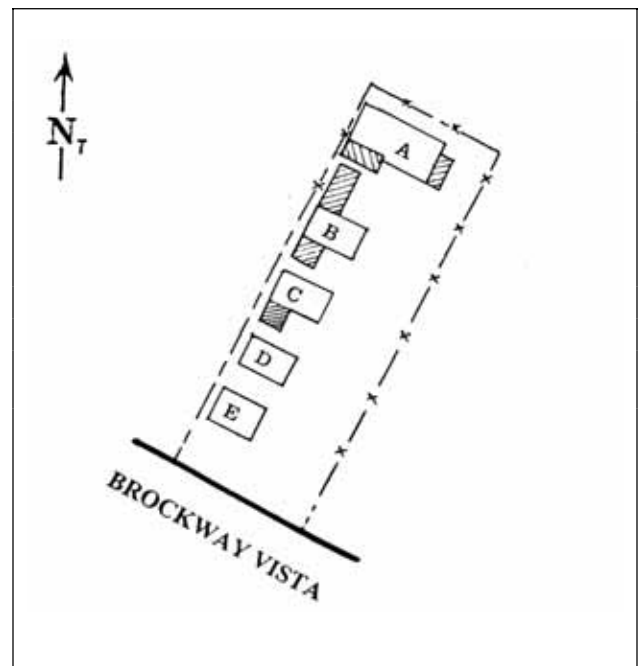
Additions are shaded on sketch map.

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or #K50

*Recorded by R. Reno and E. Bennett

Date 11-14-02

☒ Continuation ☐ Update

***P3a.**

Building A is a complex plan wood frame house. It has a cross gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are sheathed with wood drop siding. The recent gable addition on the east end of the building is sheathed with plywood T1-11 siding. All windows are recent, including metal fixed and 1/1 double-hung. The panel door is also recent. A shed addition on the south side of the house appears to be historic. A large recent deck with horizontal rails occupies the southern side of the building.

Building B was originally a one-story rectangular plan wood frame house, modified to a T-plan by a recent shed addition on the north side and a historic shed addition on the south side. It has an end gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are sheathed with drop siding except for the recent addition, which employs plywood T1-11 siding. Windows are recent metal 1/1 double-hung. The door is recent panel. A gable entry porch is on the east side. Recent lattice has been used to enclose former porch openings and plywood T1-11 siding has been used for solid porch railings.

Building C was originally a one-story rectangular plan wood frame house, modified to an L-plan by a historic shed addition on the south side. It has an end gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are sheathed with drop siding. Windows are recent metal 1/1 double-hung. The door is recent panel. A gable entry porch is on the east side. Recent lattice has been used to enclose former porch openings and plywood T1-11 siding has been used for solid porch railings.

Building D is a one-story rectangular plan wood frame house. It has an end gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are sheathed with drop siding. Windows are recent metal 1/1 double-hung. The door is recent flush. A gable entry porch is on the east side. Plywood T1-11 siding has been used for solid porch railings.

Building E is a one-story rectangular plan wood frame house. It has an end gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are sheathed with drop siding. Windows are recent metal 1/1 double-hung. The door is recent panel. A gable entry porch is on the east side. Plywood T1-11 siding has been used for solid porch railings.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or # K50

*Recorded by R. Reno and E. Bennett

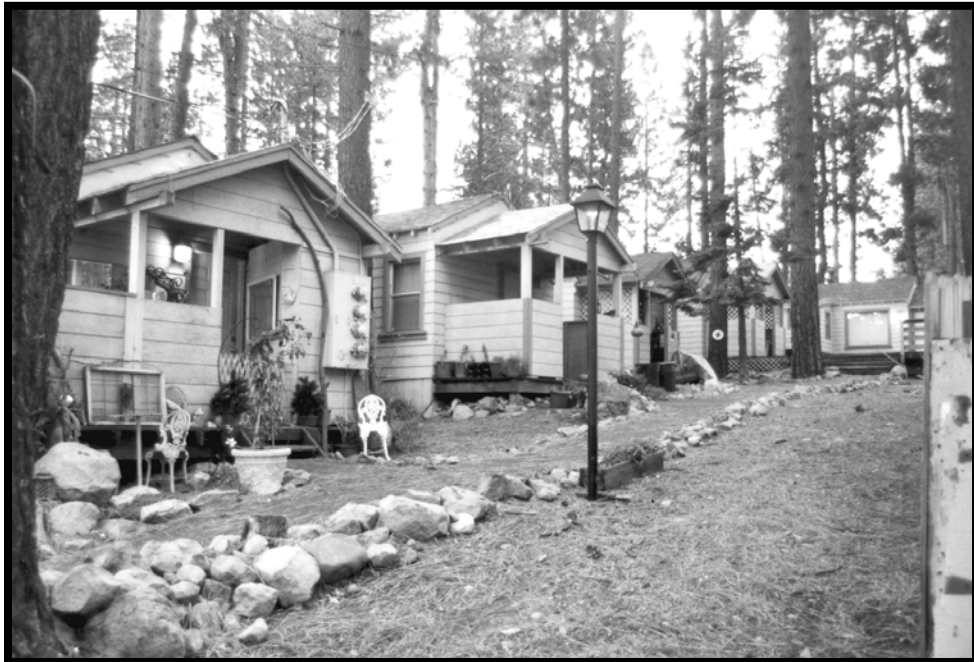
Date: 11-14-02

☒ Continuation ☐ Update

P5a: Photo



090-134-045, Buildings B and C, View NW.
Roll KBB7, Fr. 18. 01-20-03, 3:10 PM.



090-134-045, Buildings D and E in foreground, View NW.
Roll KBB4, Fr. 21. 11-14-02, 4:32 PM.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

*Resource Name or #: K51

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; NE ¼ of SW ¼ of Sec.19 ; Mt. Diablo B.M.

c. Address 8680 N. Lake Blvd.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-134-008

*P3a. Description: This property consists of two residences and a shed. Although mostly cleared and used for parking, the lot supports native trees.

Building A is a one-story rectangular plan wood frame house. It has a cross-gable roof with open eaves and exposed rafters, clad with shake shingles. Walls are clad with plywood T1-11 siding. One wood 1/1 double-hung window and one metal slider are present, flanked by decorative shutters. The door is flush. Based on the form of the house, there appears to be a gable addition on the east end and a shed addition on the west end of the house. Due to the window style, the east addition appears to be historic. No estimate could be made regarding the date of the possible west addition. (continued)

*P3b. Resource Attributes: (HP2) single family property, (HP4) ancillary building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
090-134-008, Building A, View SE.
Roll KBB4, Fr.13. 11-14-02, 3:45 PM.

*P6. Date Constructed/Age and
Sources: ☒ Historic

☐ Prehistoric ☐ Both

1936 Highway Construction Map
c.1930-1936 field observation

*P7. Owner and Address:

Dentraygues; Gabrielle and
Maguire; Frank C.

P.O. Box 649 Crystal Bay Nev. 89402

*P8. Recorded by: R. Reno, E. Bennett
Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 11-14-02

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report:
Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI#

*NRHP Status Code 6Z

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*Resource Name or # K51

B1. Historic Name: Unknown

B2. Common Name: Dentraygues House

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Building A is depicted on the 1936 highway construction map.

Modifications to Building A include one, or perhaps two, additions (c.1940s). Recent modifications include all siding, door, window, and shutters. Assessor's Effective Year of 1962 reflects presence of the other (c.1970s) residence (Building B).

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

*B8. Related Features: Residence (Building B) and Shed, both less than 50 years old based on field inspection

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the interwar period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. Application of new siding, new window, and new doors has caused a loss of integrity of design, materials, and workmanship. Presence of a house and shed less than 50 years old has severely compromised integrity of feeling and association. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's Data

1936 Construction Map for SR 28.

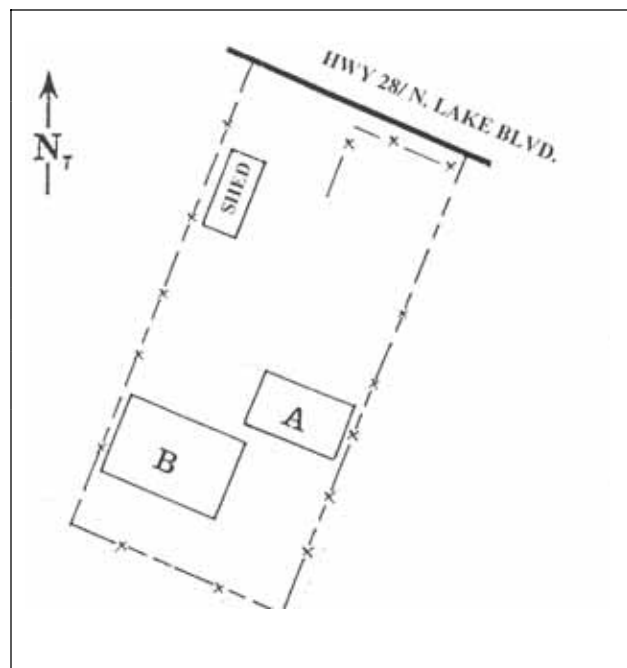
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

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*Resource Name or #: K52

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; NE ¼ of SW ¼ of Sec .19 ; Mt. Diablo B.M.

c. Address 8679 Brockway Vista Avenue

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-134-046

*P3a. Description: This property includes four residences and a small shed that may have been the pump house. Much of the property is covered by native vegetation. Building A is a one-story rectangular plan wood frame house. It has a side gable roof with open eaves and exposed rafters, clad with rolled composition material. Walls are clad with painted wood drop rustic siding. Windows are 1/1 wood double-hung and recent fixed. The door is recent panel with a semi-circular light. An enclosed gable entry has been added, with plywood T1-11 siding in the gable end. (continued)

*P3b. Resource Attributes: (HP2) single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
090-134-046, Building A, View North.
KBB7, Fr.20. 01-20-03, 3:20 PM.

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Year Built: 1934

*P7. Owner and Address:

Duggan; Eugene Jay & Theresa May
P.O. Box 1431 Kings Beach CA. 96143

*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 01-20-03

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report

: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

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*Resource Name or # K52

B1. Historic Name: Unknown

B2. Common Name: Duggan Houses

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Assessor's Year Built and Effective Year: 1934

Modifications (c.1990s) to Building A include window, door, and entry addition.

Modifications to Building B include two c.1930s additions and a c.1990s window.

Modifications (c.1990s) to Building C include the door, porch, and storage bins.

Modifications (c.1990s) to Building D include a window and porch details.

The possible pump house does not appear to have been modified.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____

Original Location: _____

*B8. Related Features: Pump House

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the interwar period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. The recent entry and application of a new window dominate the main façade of Building A, causing diminished integrity of design, materials, and workmanship. Although modifications to buildings B, C, and D are relatively minor, the degradation of integrity of design, materials, and workmanship is relatively severe due to window and door replacements changing the size and orientation of wall openings and emplacing materials that overwhelm adjacent historic components on the small houses. The pump house retains its integrity of design, materials, and workmanship since it appears to be unmodified since original construction. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

B13. Remarks:

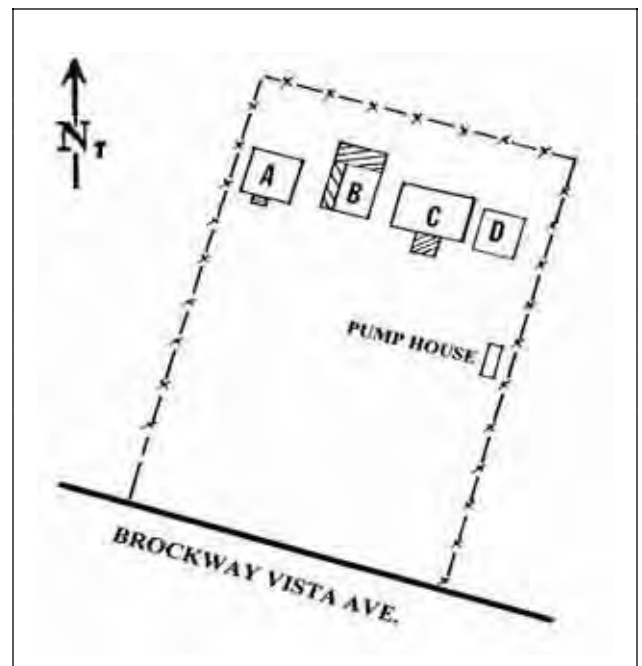
Additions are shaded on the sketch map.

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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HRI # _____
Trinomial _____

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Resource Name or #K52

*Recorded by R. Reno and E. Bennett

Date 01-20-03

☒ Continuation ☐ Update

***P3a.**

Building B is a one-story rectangular plan wood frame house. It has a cross-gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are clad with painted wood drop rustic siding. Windows are one pane casement pane and recent fixed. The door is wood panel. The building has two additions, a shed on the west side and a gabled addition on the north end.

Building C is a one-story rectangular plan wood frame house. It has a side-gable roof with open eaves and exposed rafters, clad with composition shingles. A recent shed entry porch supported by simple posts is on the south side of the house. Walls are sheathed with unpainted wood drop rustic siding. Windows are wood 1/1 double-hung with lambs tongue drops. The door is a glass slider. A series of wooden storage bins have been attached along the west wall.

Building D is a 1½ story rectangular plan wood frame house. It has an end-gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are clad with painted drop rustic siding. Windows are wood 1/1 double-hung with lambs tongue drops, wood three light paired casement windows, and aluminum sliding. A shed-roofed porch is on the south façade. This has recent lattice skirting. A series of plywood firewood bins and a plywood utility shed are attached to the building.

A small gable end outbuilding that is likely a pump house with drop rustic siding is also on the property. Unlike the other buildings, it does not appear to have been modified.

State of California – The Resources Agency
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Primary # _____
HRI # _____
Trinomial _____

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Resource Name or # K52

*Recorded by R. Reno and E. Bennett

Date: 01-20-03

☒ Continuation ☐ Update

P5a: Photo



090-134-046, Building B left, Building C right. View NE.
Roll KBB1, Fr.28. 10-30-02, 12:05 PM.



090-134-046, Building D, View NE.
Roll KBB1, Fr.27. 10-30-02, 12:00 PM.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

*Resource Name or #: K53

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
And

*a. County Placer

*b. USGS 7.5' Quad Kings Beach

Date 1992 T16N ; R ; ¼ of ¼ of Sec ; Mt Diablo B.M.

c. Address 8681 and 8685 Brockway Vista Avenue

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-134-034

***P3a. Description:** This property consists of two residences on a lot with native trees and unpaved parking areas. Building A is a one-story L-plan wood frame house. It has a side-gable roof with open eaves, recent fascia, and gutters, clad with composition shingles. Walls are sheathed with painted wood drop siding. The building has wood 1/1 double-hung windows with lambs-tongue drops. The flush door is recent. A recent deck has been added, along with cobble masonry skirting around part of the foundation. A recent large utility shed is attached to the north wall and a smaller shed is attached to the east wall. Both are made of plywood. Building B is a one-story complex plan wood frame house. It has a gable roof with open eaves, and recent fascia, clad with composition shingles. Walls are sheathed with painted wood drop siding. The building has wood 1/1 double-hung windows with lambs-tongue drops. The flush door is recent. A recent deck has been added, along with cobble masonry skirting around part of the foundation. Four small plywood shed additions cover half of the east wall.

***P3b. Resource Attributes:** (HP2) single family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
Overview, View NE.
Building "A" front, "B" rear.
Roll KBB12, Fr. 4, 3-28-03, 10:04 AM.

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Year Built: 1938

***P7. Owner and Address:**

Robert D. Smyly

P.O. Box 695

Kings Beach, CA 96143

***P8. Recorded by: R. Reno, E. Bennett**

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 4-28-03

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI# _____

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K53

B1. Historic Name: Unknown

B2. Common Name: Smyly Houses

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Assessor's Year Built: 1938.

Both Building A and Building B have been modified (c.1990s) with a deck, attached sheds, skirting, door, fascia, and gutters.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: _____

Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria None

The resource is associated with the pre-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. Addition of a recent deck and recent attached sheds, along with application of new skirting, new doors, new fascia, and new gutters to both buildings has caused a loss of integrity of design, materials, and workmanship, and severely compromised integrity of feeling and association. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

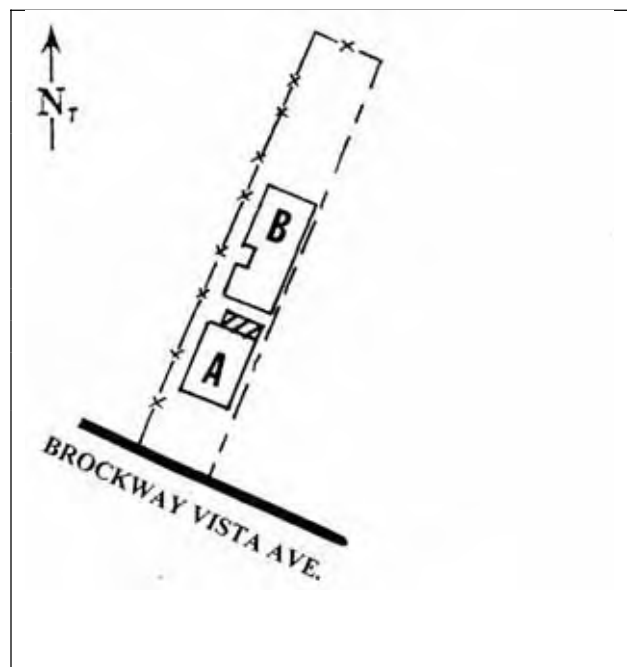
B13. Remarks:

Shading on the sketch map is an addition.

*B14. Evaluator: J. W. Snyder, P.S. Preservation Services
P.O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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Trinomial _____

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Resource Name or #K53

*Recorded by R. Reno and E. Bennett

Date 4-28-03

☒ Continuation ☐ Update



090-134-034 Building A, View N.
Roll KBB12, Fr.5. 3-28-03, 10:05 AM.



090-134-034 Building B, View NW.
Roll KBB12, Fr.6. 3-28-03, 10:06 AM

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

*Resource Name or #: K54

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
And

*a. County Placer

*b. USGS 7.5' Quad Kings Beach

Date 1992 T16N ; R ; ¼ of ¼ of Sec ; Mt Diablo B.M.

c. Address 8693 Brockway Vista Avenue

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-134-023

*P3a. Description: This property includes two residences on a yard with native trees and an asphalt driveway.

Building A is a 1½ story L-plan wood frame house. It has an end gable roof with open eaves and exposed rafters, clad with painted corrugated metal sheets. A narrow shed roof clad with shake shingles covers the shallow combination entry and bay window and extends the entire length of the south façade. Walls and gable ends are sheathed with painted V-rustic siding. The building has 6/1 and 1/1 wood double-hung windows along with recent large horizontally oriented fixed picture windows, recent storm windows, and a recent aluminum slider. Doors are wood panel with lights, recent metal storm, and recent panel with lights. A gable addition is on the west side. The building has a large wood front deck and a recent external cinder block chimney.

Building B is a one-story rectangular plan wood frame house. It has a side gable roof with fascia, clad with painted corrugated metal panels. Walls are sheathed with painted V-rustic siding. The building has aluminum sliding windows, recent flush door, and a wood front porch.

*P3b. Resource Attributes: (HP2) single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:

090-134-023, View NE.

Building "A" front, "B" rear.

Roll KBB12, Fr.7. 3-28-03, 10:07 AM.

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Year Built: 1954

*P7. Owner and Address:

Marcia A. Smith

P.O. Box 1383

Kings Beach, CA 96143

*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 4-28-03

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K54

B1. Historic Name: Unknown

B2. Common Name: M. Smith Residence

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Vernacular

*B6. Construction History: Assessor's Year Built: 1954

Recent (c.1990s) modifications to Building A include the addition, windows, doors, and chimney.

Recent (c.1990s) modifications to Building B are all windows and the door.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: _____

Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. Application of new windows and doors to both buildings and a new chimney to Building A has caused a loss of integrity of design, materials, and workmanship, and compromised integrity of feeling and association. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

B13. Remarks:

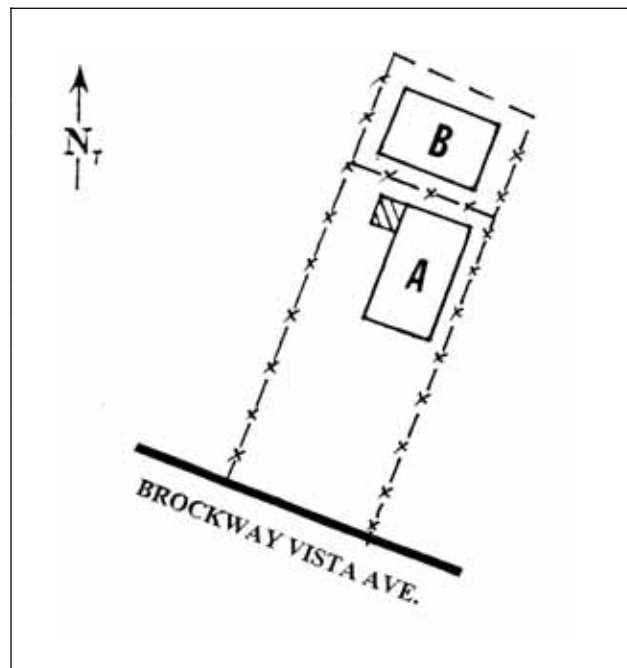
Shaded area is an addition.

*B14. Evaluator: J. W. Snyder, P.S. Preservation Services

P.O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or #K54

*Recorded by R. Reno and E. Bennett

Date 4-28-03

☒ Continuation ☐ Update



090-134-023 Building A, View NE.
Roll KBB12, Fr.1. 3-28-03, 9:55 AM.



090-134-023 Building B, View NE.
Roll KBB12, Fr.2. 3-28-03, 9:58 AM

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 4 *Resource Name or #: K55

P1. Other Identifier: Golden Group and Quality Carpet Care

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach **Date** 1992 **T** 16N ; **R** 18E ; NW ¼ of SE ¼ of Sec .19 ; Mt. Diablo **B.M.**

c. Address 8702 N. Lake Blvd.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: 090-134-030

***P3a. Description:** This property includes two small businesses, in what appear to have originally been residential buildings, and an outbuilding. They are set on a lot that is mostly paved parking but supports some native trees. Building A is a small one-story L-plan wood frame house. It has a cross-gable roof with exposed rafters and open eaves, clad with standing seam metal. The building is sheathed with wood lap siding. Original windows are wood 1/1 double-hung, but both windows on the front façade have been replaced with fixed single light windows. The door is clad with wood V-rustic siding. The house has a recent (c.1990s) picket fence and trellis entry bearing the business sign. (continued)

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building; (HP4) ancillary building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
090-134-030, Building A, View SW.
Roll KBB4, Fr. 15. 11-14-02, 3:50 PM.

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric ☐ Both

c.1940, field inspection

***P7. Owner and Address:**

Wightman; Kevin, et. al.

P.O. Box 263 Tahoe City CA. 96145

***P8. Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 11-14-02

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 4

*Resource Name or # K55

B1. Historic Name: Unknown

B2. Common Name: Golden Group and Quality Carpet Care

B3. Original Use: Residences

B4. Present Use: Businesses

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: The assessor does not provide dates for the parcel.

The buildings appear to date to about 1940 from field inspection. Buildings are shown in this area on the 1955 USGS Tahoe map.

Building A has been modified with windows and roof cladding (c. 1990s).

Building B has been modified with recent (c.1990s) windows and roof cladding.

The possible pump house does not appear to have been modified except for covering a window.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: _____

Original Location: _____

*B8. Related Features: Pump house

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource appears to be associated with the pre-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of a small vacation cottage. Application of new windows and roof material on buildings A and B has caused a loss of integrity of design, materials, and workmanship. The pump house retains its integrity of design, materials, and workmanship, since it appears to be unmodified since original construction. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References:

1955 USGS Tahoe 15' map

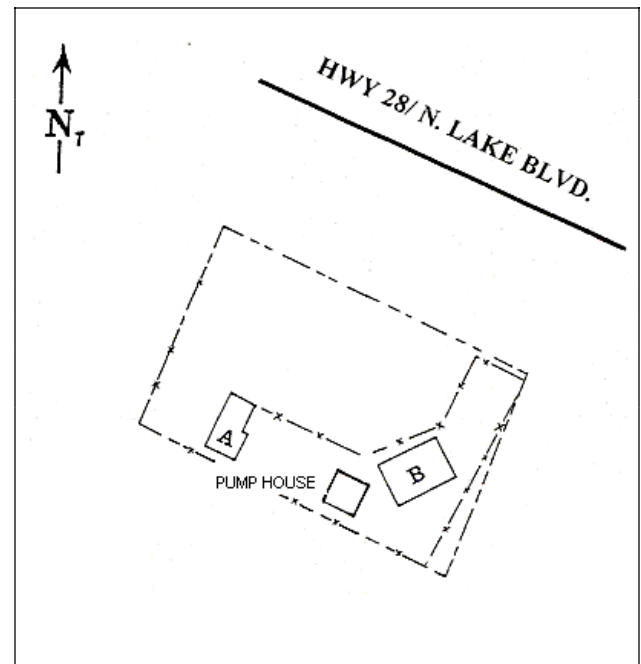
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Trinomial _____

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Resource Name or #K55

*Recorded by R. Reno and E. Bennett

Date 11-14-02

☒ Continuation ☐ Update

P3a.

Building B is a 1½-story rectangular plan wood frame house. It has a side gable roof with open eaves and fascia, clad with standing seam metal roofing. Walls are sheathed with wood lap siding. All visible windows are fixed single light. The door is clad with wood V-rustic siding. An open porch with simple railings and cobble foundation extends the width of the main facade

Adjacent to Building B is what appears to be a pump house. It is one-story, rectangular in plan, and of wood frame construction. It has a hip roof with open eaves and exposed rafters, clad with milled wood shingles. Walls are low and sheathed with wood V-rustic siding, as is the door. The window has been boarded over.

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DEPARTMENT OF PARKS AND RECREATION
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Primary # _____
HRI # _____
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Resource Name or # K55

*Recorded by R. Reno and E. Bennett

Date: 11-14-02

☒ Continuation ☐ Update

P5a: Photo



090-134-030, Building B, View E.
Roll KBB4, Fr.14. 11-14-02, 3:50 PM.



090-134-030, Pump House, View SE.
Roll KBB11, Fr.9. 04-01-03, 11:40 AM.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3 *Resource Name or #: K56

P1. Other Identifier: Evergreen Lodge

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach + **Date** 1992 **T** 16N ; **R** 18E ; NW ¼ of SE ¼ of Sec. 19 ; Mt. Diablo **B.M.**

c. Address 8716 N. Lake Blvd.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-142-001

***P3a. Description:** This property is presently part of the North Lake Lodge, which includes the lots to the east and south. Portions of the lots not used for parking support native trees. The building is a two-story rectangular plan wood frame motel. It has a gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are clad with stained log cabin siding. Windows are wood 1/1 double-hung and wood sliding. Four windows have been replaced with metal sliders. Doors are recent X-panel with lights. There appear to have been several additions, but all appear historic. The building has two brick fireplaces, of which the northern one appears recent. The building has a large open porch. Recent lattice has been added to the railings.

***P3b. Resource Attributes:** (HP5) motel

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:

090-142-001, View South.

Roll KBB1, Fr.9. 10-30-02, 10:10 AM.

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Year Built: 1950

***P7. Owner and Address:**

North Lake Lodge LLC.

P.O. Box 955 Kings Beach CA. 96143

***P8. Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 10-30-02

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

Page 2 of 3

*Resource Name or # K56

B1. Historic Name: Evergreen Lodge

B2. Common Name: North Lake Lodge

B3. Original Use: Motel

B4. Present Use: Motel

*B5. Architectural Style: Minimal Traditional with Rustic details

*B6. Construction History: Assessor's Year Built and Effective Year: 1950. Listed in telephone directories from 1953-1956. Not in the 1952 directory. Shown on the 1956 CSAA map. Original owners were W. R. "Ray" and Jen Evans.

Additions appear to be c.1950s. Recent (c.1990s) modifications include door, windows, fireplace, and porch rails.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____

Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Automobile Recreation / Tourism

Area Lake Tahoe

Period of Significance 1950 - 1960

Property Type Motel

Applicable Criteria C

The building does not appear to meet National Register Criterion A at the local level of significance. Although it is associated with an event important in history, the development of automobile recreation and tourism at Lake Tahoe from 1950 to 1960, it is a late and typical example with no strong particular historic associations. It does not appear to meet national Register Criterion B since there is no known association with a significant person. The building appears to be eligible based on National Register Criterion C, California Register Criterion 3, and TRPA Criterion C. The property is a locally exceptional representative of a resort court design that makes use of Mountain Rustic stylistic elements. This building is typical of small resorts built to cater to the automobile trade on highways in the Tahoe Basin following World War II. Although it is similar in scale and function to a post-war strip-motel, its overall style suggests heavy borrowing from the kind of rustic lodge design found in national parks. Small motels with this degree of integrity are rare in the Tahoe Basin and are rapidly disappearing due to development pressure. Historic property boundaries are coincident with the assessor's parcel boundaries. Its period of significance is 1950-1960. Character-defining features include the setting, scale, use of Craftsman elements, windows, siding, and overall design. Noncontributing elements include a door, some windows, fireplace, and porch railings. This building retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association since it and its lot appear to be fairly unmodified since the period of significance. Motels with this degree of integrity are also rare due to a strong tendency to modernize exteriors through time. (continued)

B11. Additional Resource Attributes:

*B12. References: Assessor's data

1950-56 Lake Tahoe Telephone Directories, Pacific Telephone and Telegraph

1956 map of Lake Tahoe Resorts, California State Automobile Association

2003 interview with owner.

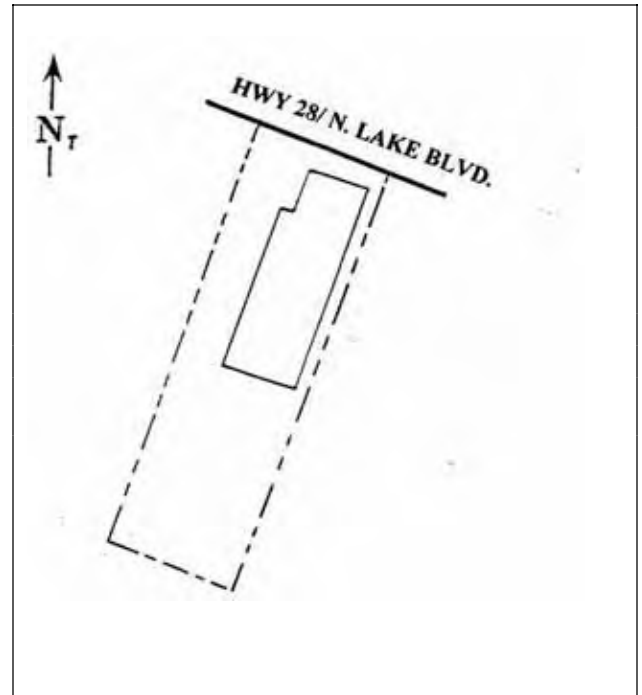
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



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Resource Name or #K56

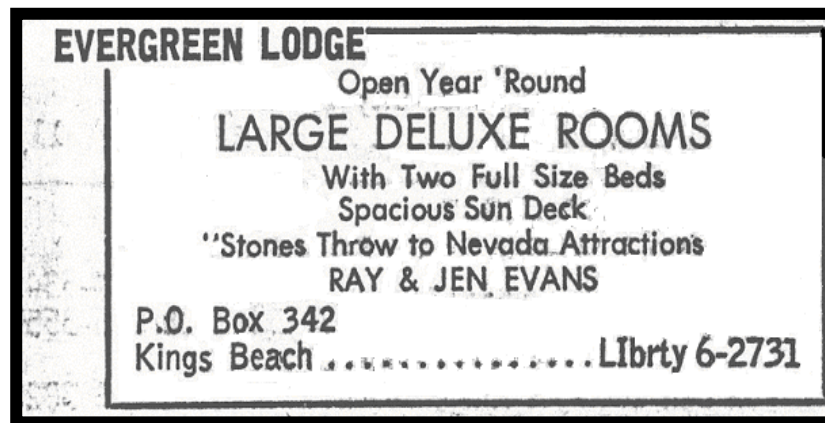
*Recorded by R. Reno and E. Bennett

Date 10-30-02

☒ Continuation ☐ Update

***B10.**

The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined to be a historic resource as defined therein.



1954 advertisement in Lake Tahoe Telephone Directory,
Pacific Telephone and Telegraph (Nevada Historical Society).



K95 Evergreen Lodge Overview,
KBB 15, Fr. 5, 4-13-05, 3:38 PM

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3 *Resource Name or #: K57

P1. Other Identifier: Dew-Mar Cottages

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach + **Date** 1992 **T** 16N ; **R** 18E ; NW ¼ of SE ¼ of Sec. 19 ; Mt. Diablo **B.M.**

c. Address 8716 N. Lake Blvd.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-142-002

***P3a. Description:** This property includes two buildings with multiple rental units. Although most of the remaining lot is used for parking, native trees survive. It is presently managed as part of the North Lake Lodge, which includes lots adjoining the west and south sides of this property.

Building A is a one-story building with multiple rental units. It has a complex plan due to several additions linking what appear to have been several previously separate buildings. It has a cross-gable roof with open eaves and fascia, clad with composition shingles. The walls are sheathed with stained board and batten siding except for plywood T1-11 on the south end. Windows include wood casement with various numbers of lights, metals sliders and metal 1/1 double-hung. Doors include V-rustic, panel, and flush with two lights. Recent (c. 1990s) doors are X-panel with lights. A porch has been added. (continued)

***P3b. Resource Attributes:** (HP5) Hotel/motel

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
090-142-002, Building A, View SW.
Roll KBB1, Fr.8. 10-30-02, 10:05 AM.

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Year Built: 1946

***P7. Owner and Address:**

North Lake Lodge LLC.

P.O. Box 955 Kings Beach CA. 96143

***P8. Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 10-30-02

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report

: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K57

B1. Historic Name: Dew-Mar Cottages

B2. Common Name: North Lake Lodge

B3. Original Use: Resort Motel

B4. Present Use: Resort Motel

*B5. Architectural Style: Ranch and Minimal Traditional with Rustic elements

*B6. Construction History: Assessor's Effective Year: 1945; Assessor's Year Built: 1946. If it was built this early, it was likely under a different name since Dew-Mar Cottages first appear in the 1952 telephone directory. In 1952 Dewey S. Ward was the proprietor. In 1956 Bob and Florence Blake were managers with rooms and cottages available.

Building A has been modified before 1957 with many additions linking buildings. C. 1990s modifications include siding, windows, doors, and a porch. Building B has been modified by addition of one storm window (date unknown).

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: _____

Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. Building B appears to be nearly unmodified since it was first constructed, thereby retaining its integrity of design, materials, and workmanship. Recent modifications to Building A (siding, windows, doors, and a porch) are more extensive. These modifications have diminished the integrity of design, materials, and workmanship, but are not sufficient to impair integrity of feeling and association. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

2003 interview with owner.

1950-56 Lake Tahoe Telephone Directories, Pacific Telephone and Telegraph

B13. Remarks:

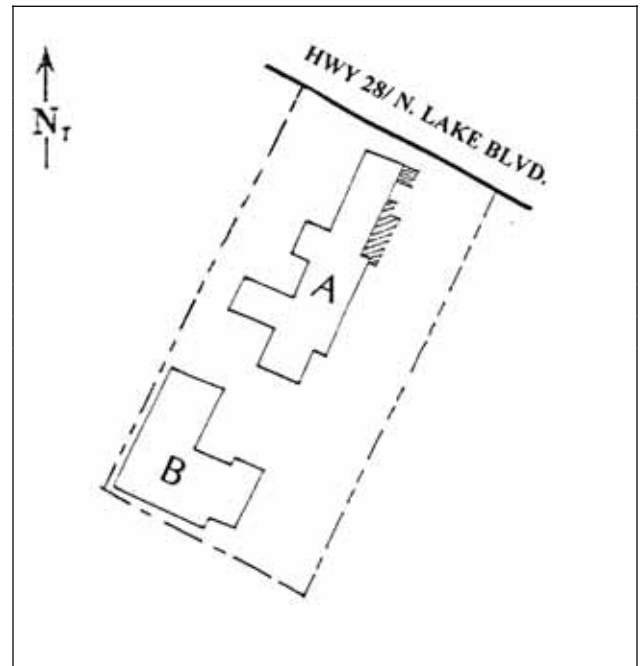
Additions are shaded on the sketch map.

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Trinomial _____

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Resource Name or # K57

*Recorded by R. Reno and E. Bennett

Date: 10-30-02

☒ Continuation ☐ Update

P3a.

Building B is a one-story L-plan wood frame building housing three rental units. It has a cross-gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are sheathed with stained board and batten siding. Windows are six light wood casement and wood 1/1, 2/2, and 4/4 double-hung. Doors are panel. One window has been equipped with a metal storm window. There do not appear to be any other recent modifications.

P5a: Photo



090-142-001, Building B, View SW.
Roll KBB7, Fr.17. 01-20-03, 10:50 AM.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3 *Resource Name or #: K58

P1. Other Identifier: Stevenson's Holliday Inn

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach **Date** 1992 **T** 16N ; **R** 18E ; NW ¼ of SE ¼ of Sec. 19 ; Mt. Diablo **B.M.**

c. Address 8742 N. Lake Blvd.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-142-023

***P3a. Description:** This property is a complex of buildings including the motel office, four blocks of rental units, a utility building, and a pool with associated covered patio and rooftop deck. Only two blocks of rooms (buildings A and B) are within the project area. These two buildings are on the half of the property adjacent to North Lake Boulevard. The remaining buildings and pool are on the rear half of the property, fronting Brockway Vista Avenue. The buildings include a one-story office building, one-story utility building, two-story block of units in the southeast corner, and a large L-plan one and two-story block of rooms on the southwest side of the property. All of these buildings have been extensively remodeled including all doors and windows. Most of the lot is covered by paved parking but a few native trees have survived.

Building B is a one-story rectangular plan wood frame building. It has a side gable roof with open eaves and gable ends partly covered by a recent fascia. A recent porch supported by simple posts extends along the entire east side of the building. Walls are sheathed with painted wood V-rustic siding. Recent contrasting trusswork trim has been added to the gable end. Windows are aluminum sliders and the doors are recent flush. A small shed has been added to the south end of the building.

***P3b. Resource Attributes:** (HP5) motel; (HP39) pool

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:

Building B, View SW.

Roll KBB7, Fr.16. 01-20-03, 10:15 AM.

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1947 Smith Map

c.1946-1947 field observation

***P7. Owner and Address:**

Patil; Anil C. and Nayna A.

DBA Stevenson's Holliday Inn

P.O. Box 235 Kings Beach CA. 96143

***P8. Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 10-30-02

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** ☐ None ☐ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

State of California — The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI# _____
BUILDING, STRUCTURE, AND OBJECT RECORD	

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K58

B1. Historic Name: Stevenson's Holliday Inn

B2. Common Name: Stevenson's Holliday Inn

B3. Original Use: Motel

B4. Present Use: Motel

*B5. Architectural Style: Mixed

*B6. Construction History: The property is identified by name on the 1947 Smith map. It appears in telephone directories starting in 1948 advertising "sleeping cabins" with Robert F. Stevenson as proprietor. Assessor's data appear to reflect the more modern strip motel blocks with a Year Built of 1954 and an Effective Year of 1955. All of the buildings on the property reflect modernization of exteriors, including window and door replacements. Building A is so thoroughly modern looking that it is likely built after 1956. If built earlier, all windows, doors, and siding have been replaced and a false mansard roof added. Building B is over 50 years old but has been modified with porch and shed additions, windows, doors and gable trim. Dates of the various additions are not known.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____

Original Location: _____

*B8. Related Features: Building A (c.1970s), Pool

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type and does not appear to have any data potential. At Building B, the integrity of design, materials, and workmanship has been compromised by the installation of new windows and doors, gable trim, porch, and shed additions. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

Lake Tahoe Telephone Directories, Pacific Telephone and Telegraph
1947 E.R. Smith Map of Lake Tahoe and Vicinity

B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)

See Page 3
For Sketch Map

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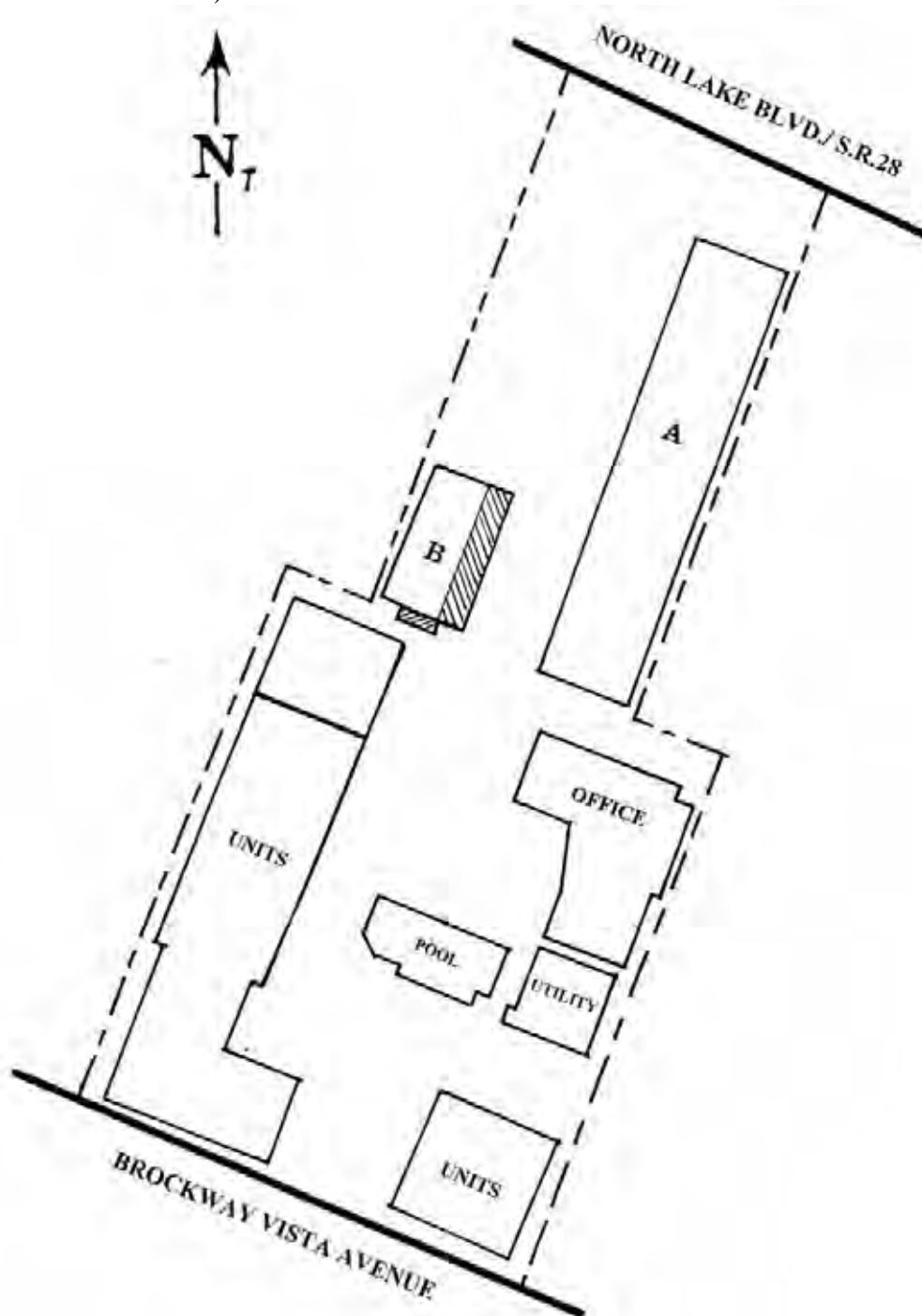
Resource Name or # K58

*Recorded by R. Reno and E. Bennett

Date 10-30-02

☒ Continuation ☐ Update

Sketch Map (addition is shaded)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

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NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3 *Resource Name or #: K59

P1. Other Identifier: Ta-Tel Motel

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach

Date 1992 **T** 16N ; **R** 18E ; NW ¼ of SE ¼ of Sec .19 ; Mt. Diablo **B.M.**

c. Address 8748 N. Lake Blvd.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-142-026

***P3a. Description:** This building is a one and two-story L-plan cinder block motel. As originally built, it was one-story with all walls made of cinder blocks with rounded corners. It has a gable roof with open eaves and exposed rafters, clad with composition shingles. Gable ends are clad with stained wood V-rustic siding. Original windows are metal casement, but many have been replaced with aluminum sliders. Doors are flush. The entire second story is a gabled addition, clad with plywood T1-11 siding. It has aluminum sliding windows and patio doors and a cinder block chimney. At the north end of the building is a second addition. This is one-story with a flat roof that doubles as a deck. It has milled shingle siding, aluminum sliders, and peeled log railings. A third addition is a shed-roofed enclosed entry porch. The original porch above entries all along the rear of the building is supported by pillars made of rounded-corner cinder blocks. There is a concrete pool at the northeast corner of the property. Cinderblock and cobble retaining walls and planters have been added. A few native trees survive at the rear of the lot. The sign is recent (c.1990s).

***P3b. Resource Attributes:** (HP5) motel; (HP39) other -- pool

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:

090-142-026, View SW.

Roll KBB9, Fr.1. 02-11-03, 9:10 AM.

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1941 according to owner.

***P7. Owner and Address:**

Bekker; Anthony R. and Kelly R.

DBA TaTel Lodge

P.O. Box 1070 Kings Beach CA. 96143

***P8. Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 02-11-03

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report

: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary # _____

HRI# _____

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K59

B1. Historic Name: Unknown

B2. Common Name: Ta-Tel Lodge

B3. Original Use: Motel

B4. Present Use: Motel

*B5. Architectural Style: Moderne with recent Mountain Rustic alterations

*B6. Construction History: Built in 1941 according to owner. Assessor's Effective Year: 1959. The motel is in the 1956 telephone directory, but not in previous editions, under the present name with E. Ed. Spears as proprietor. Modifications include three c.1990s additions, windows, doors, and signage.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____

Original Location: _____

*B8. Related Features: Pool

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the period just before World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. Additions and application of new windows, and new doors has caused a loss of integrity of design, materials, and workmanship, and severely compromised integrity of feeling and association. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

2003 interview with owner.

Lake Tahoe Telephone Directories, Pacific Telephone and Telegraph

B13. Remarks:

The proprietor has a 1940s postcard of the property.

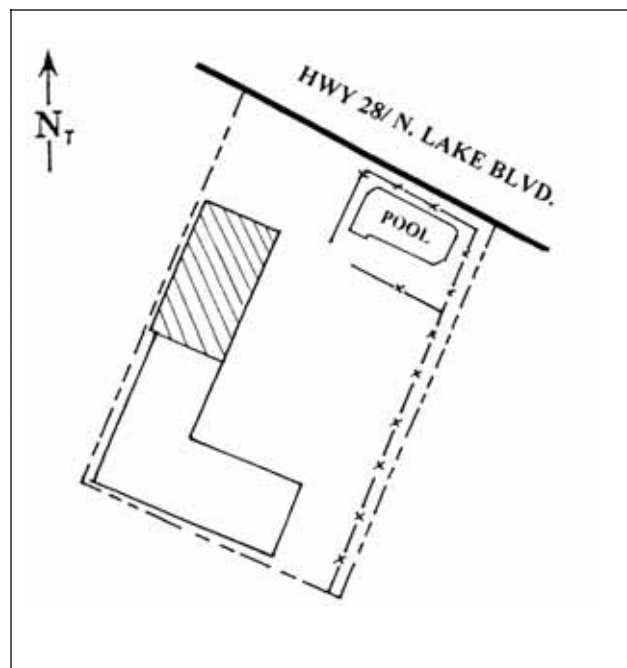
Additions are shaded on the sketch map.

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency
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Trinomial _____

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Resource Name or #K59

*Recorded by R. Reno and E. Bennett

Date 2-11-03 ☒ Continuation ☐ Update

P5a: Photos



090-142-026, West wing left, Pool right. View SW.
Roll KBB9, Fr. 2. 02-11-03, 9:12 AM.



090-142-026, SE wing. View SW.
Roll KBB9, Fr.3. 02-11-03, 9:15 AM.

State of California — The Resources Agency
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PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3 *Resource Name or #: K60

P1. Other Identifier: Sierra TV and Launderette

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach

Date 1992 **T** 16N ; **R** 18E ; NW ¼ of SE ¼ of Sec. 19 ; Mt. Diablo **B.M.**

c. Address 8762 N. Lake Blvd.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-142-007

***P3a. Description:** This property contains a commercial building and an apartment block. The lot is paved. One native tree survives. Building A is a one-story irregular-plan wood frame commercial building. It has a cross-gable roof with open eaves and exposed rafters, clad with steel and aluminum panels. Walls on the front (north) side of the building are sheathed with asbestos cement shingles. Board-and-batten siding is used on the gable end and on the lower portion of the wall. The west end of the building is sheathed in wood lap siding. The south side of the building is sheathed with wood V-rustic siding. Original windows are fixed with eight lights and wood 1/1 double-hung. Recent (c.1990s) windows include fixed and aluminum sliders. Doors are recent flush and aluminum-framed glass. A recent (c.1990s) cinder block addition with flat roof is at the rear. A gabled hood with exposed truss protects the entry.

Building B is a two-story rectangular plan wood frame apartment building. It has a side-gable roof with exposed rafters and open eaves, clad with recent aluminum panels. The building has a full-length covered porch supported by simple posts with vertical board railing. Walls are clad with painted wood lap and V-rustic siding. Windows are wood 1/1 double-hung, some of which are covered with metal storm windows or temporary plastic sheets.

***P3b. Resource Attributes:** (HP3) multiple family property; (HP6) 1-3 story commercial building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
090-142-007 Building A, View SE.
Roll KBB4, Fr.18. 11-14-02, 3:57 PM.

***P6. Date Constructed/Age and Sources:** ☒ Historic

☐ Prehistoric ☐ Both

c. late 1940s based on construction details.

***P7. Owner and Address:**

Sable; Arthur J. Sr. and Mischel
DBA Waters of Tahoe
P.O. Box 1344 Kings Beach CA. 96143

***P8. Recorded by:** R. Reno, E. Bennett
Geoarch Sciences, Inc.
P.O. Box 734
Minden, NV 89423

***P9. Date Recorded:** 11-14-02

***P10. Survey Type:**
Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

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*Resource Name or # K60

B1. Historic Name: Unknown

B2. Common Name: Sierra TV and Launderette

B3. Original Use: Unknown

B4. Present Use: Store, Laundromat, and Apartments

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: No dates are in the assessor's database. Based on construction details and degree of weathering it appears that the buildings date to c.1940s

Building A has been modified (c.1990s) with an addition, windows, doors, siding, and roofing material.

Building B does not appear to have been modified except for roofing material.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: _____

Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. An addition, along with application of new siding, new windows, and new doors to Building A has caused a loss of integrity of design, materials, and workmanship. Building B retains its integrity of design, materials, and workmanship since it appears to be nearly unmodified since original construction. It is a minor and undistinguished, example of this style as applied to a basic apartment building. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: None available

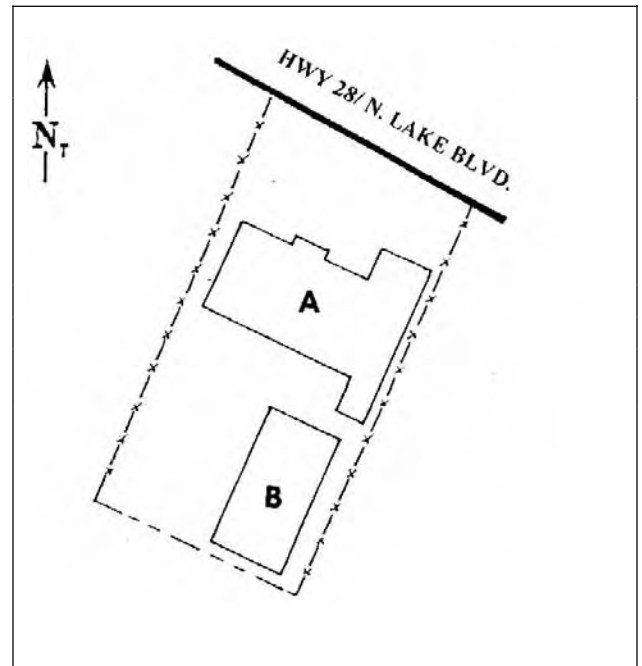
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



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Resource Name or #K60

*Recorded by R. Reno and E. Bennett

Date 11-14-02

☒ Continuation ☐ Update

***P4a.**



090-142-007 Rear Building A, View NE.
Roll KBB4, Fr.17. 11-14-02, 3:56 PM.



090-142-007 Building B, View SE.
Roll KBB4, Fr.16. 11-14-02, 3:55 PM.

State of California — The Resources Agency
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PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

*Resource Name or #: K61

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; NW ¼ of SE ¼ of Sec. 19 ; Mt. Diablo B.M.

c. Address 8788 N. Lake Blvd.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-221-021 (recently split from APN 090-221-020)

*P3a. Description: This building is a one-story cinder block two-bay rectangular garage. It has a flat roof with parapet. Walls are unsheathed. Windows are metal 12 light combination fixed and casement. Doors are wood overhead. The entire lot is paved.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
090-221-021, View SW.
Roll KBB1, Fr.3. 10-30-02, 9:42 AM.

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both

Assessor's Year Built: 1956.

*P7. Owner and Address:

Johnson; Bradley W. Trustee
P.O. Box 1026 Kings Beach CA. 96143

*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 10-30-02

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report:
Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc., Minden.

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

State of California — The Resources Agency
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BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI#

*NRHP Status Code 6Z

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*Resource Name or # K61

B1. Historic Name: Unknown

B2. Common Name: Johnson Bldg.

B3. Original Use: Garage

B4. Present Use: Garage

*B5. Architectural Style: Contemporary

*B6. Construction History: Assessor's Year Built: 1956. It was originally built as part of the service station complex on APN 090-221-220 according to the owner.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: Service Station on adjacent property

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. This building is in excellent condition, but its integrity of setting, feeling, and association is severely degraded by the fact that it was constructed as an ancillary building for the adjacent service station, which due to fire and partial dismantling no longer appears significant. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data
2002 interview with Bradley Johnson

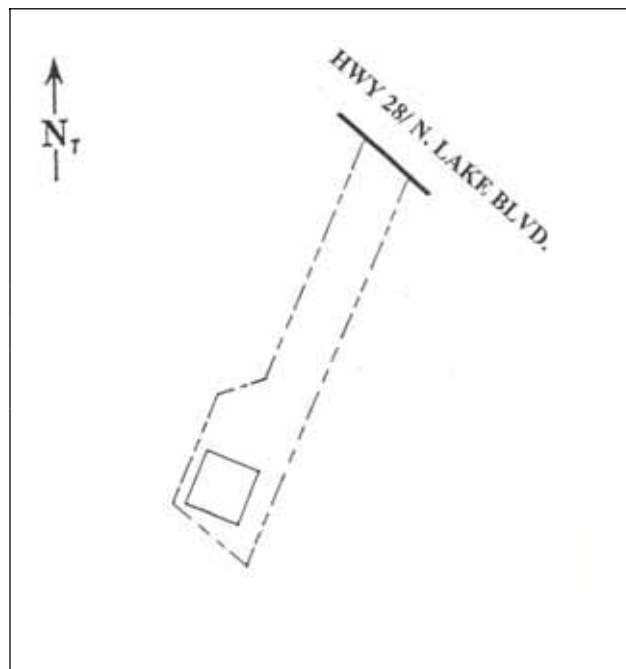
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2 *Resource Name or #: K62

P1. Other Identifier: Sierra Pacific Coffee Company

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach **Date** 1992 **T** 16N ; **R** 18E ; NW ¼ of SE ¼ of Sec. 19 ; Mt. Diablo **B.M.**

c. Address 8790 N. Lake Blvd.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-221-018

***P3a. Description:** This building is a one-story rectangular commercial structure made of rounded-corner cinder block. It has a gable roof with open eaves and fascia clad with locking composition shingles over an older layer of standard tab composition shingles. Walls are unsheathed block except for the gable ends, which are of painted wood V-rustic siding. Windows are steel 2 and 3 light casement. The door is panel with lights. A metal exterior chimney has been added. The entire lot is paved.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:

090-221-018, View SE.

Roll KBB4, Fr.19. 11-14-02, 3:59 PM.

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Early 1950s based on style and materials.

***P7. Owner and Address:**

Johnson; Bradley W. TRS.

P.O. Box 1026 Kings Beach CA. 96143

***P8. Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 11-14-03

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 2

*Resource Name or # K62

B1. Historic Name: Unknown

B2. Common Name: Sierra Pacific Coffee Company

B3. Original Use: Unknown

B4. Present Use: Commercial

*B5. Architectural Style: Vernacular Commercial

*B6. Construction History: Assessor's dates were not available, but the use of rounded block and metal casement windows suggests construction before the mid-1950s, which matches the 1956 construction dates for two adjacent cinder block buildings. Aside from doors, chimney, and change of shingle styles (unknown dates), the building appears to be unmodified.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____

Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type with diminished integrity due to alterations and additions. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: None available.

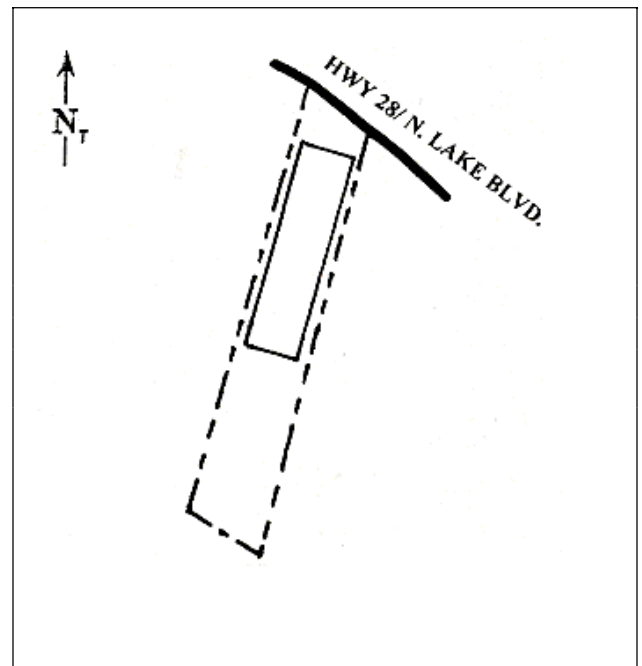
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

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Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 6 *Resource Name or #: K63

P1. Other Identifier: Brockway Pines Cottages/Motel

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach **Date** 1992 **T** 16N ; **R** 18E ; NW ¼ of SE ¼ of Sec .19 ; Mt. Diablo **B.M.**

c. Address 8796 Brockway Vista Avenue

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-221-016

***P3a. Description:**

The Brockway Pines Motel was an auto court consisting of at least 7 small rustic cabins arranged around a central parking area.

The complex is now a combination of retail stores and residences. (continued)

***P3b. Resource Attributes:** HP5 (motel), HP6 (1-story commercial)

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
Overview from SR 28, facing SW.
KBB1 Frame 2

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Year Built: 1926

***P7. Owner and Address:**

James Gardiner

P.O. Box 9

Kings Beach, CA 96143

***P8. Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 07-15-03

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C.D. Zeier. 2005. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI# _____

*NRHP Status Code 6Z

Page 2 of 6

*Resource Name or # K63

B1. Historic Name: Brockway Pines Cottages/Motel

B2. Common Name: Brockway Pines

B3. Original Use: Residence - Motel (auto court)

B4. Present Use: Residence, Retail Stores

*B5. Architectural Style: Minimal Traditional with Rustic elements

*B6. Construction History: Assessor's Year Built: Ranges from 1926-1962. Buildings D and E are shown on the 1936 Hwy map. "Brockway Pines Cottages" Mulford K. Miles, proprietor is listed in the 1946 phone book. The business under this name continues to be advertised in phone books for 1952 through 1955 (later years not checked). This suggests the property evolved from two individual residences to a cottage complex. Evolution continued with extensive remodels (c.1990s) of all buildings except F. The Brockway Pines Motel sign is in very poor condition, indicating many years since the place operated as a motel.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____

Original Location: _____

*B8. Related Features: Store (Building G, c.1990s), Sign

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria None

The resource is associated with the interwar period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. Integrity of all but one of the buildings severely compromised by major new additions, porches, siding, windows, and doors. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

1936 Hwy construction map

1946 Lake Tahoe Telephone Directory, Pacific Telephone & Telegraph Co.

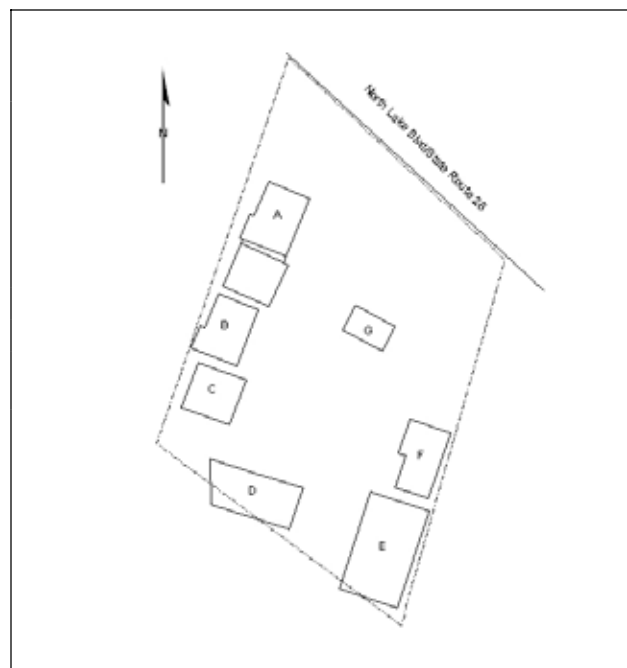
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89502

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 6

Resource Name or # K63

*Recorded by R. Reno and E. Bennett

Date 7/15/2003

☒ Continuation ☐ Update

P3a.

Building A is a one-story wood frame house made by linking two smaller rectangular-plan houses with a small gabled addition. The north half of the building is clad with natural cedar log cabin siding that retains its bark. Windows are paired 6-light casement. Doors are made of vertical wood planks. A low open porch runs along the principal façade. The roof is side-gabled, clad with milled wood shingles and pierced by a metal chimney near the ridgeline. Eaves were originally open, with exposed rafter tails. A fascia and a rain gutter have been added to the front only.

The south half of the building is clad with plywood siding and battens (these continue onto the addition). Windows are metal sliders and the doors are flush wood. It has a side-gabled roof clad with milled wood shingles. Rafter tails are concealed by a fascia.

Building B is a one-story wood frame house matching the description for the north half of Building A except that the windows have been replaced with metal sliders.

Building C is a one-story wood frame house matching the description for the south half of Building A except that the door is 6-panel. It has an open concrete porch on the east side.

Building D is a one-story wood frame house with plywood and batten siding. Windows include wood double-hung with lambs-tongue drops and metal sliders. Doors are plank and glass. The jerkin-head roof is clad with milled wood shingles. Rafter tails are covered by fascia. The external stone rubble chimney penetrates one of the jerkin-heads. Open decks are outside both the front and rear entrances. The western third of the building appears to be an addition. This and the other jerkin-head building (E) appear to match the buildings shown on the 1936 Highway map and are likely the original buildings on the property.

Building E is a one-story rectangular wood frame house with a two-story addition. The original house is distinguished by its jerkin-head roof with enclosed eaves and composition shingles. The addition has a gable roof with fascia clad with wood shake shingles. It has a second-story open porch with X-braced rails. The entire building is clad with plywood with battens and composition lap siding. Windows are metal sliders. Doors are of varied design including wood panel, some with glazing.

Building F is a one-story rectangular wood frame house with milled log-cabin siding. It has a side-gable roof with fascia, clad with milled wood. A stovepipe penetrates the roof near the ridgeline. Windows are wood 1/1 double-hung with lambs-tongue drops and paired four light wood casement. The door is recent flush. The open front porch has simple posts and railings.

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Primary # _____
HRI # _____
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Resource Name or # K63

*Recorded by R. Reno and E. Bennett

Date 7-15-03

☒ Continuation ☐ Update



Brockway Pines Motel, View to SW, KBB1 Frame 1



Building B (Front), View NW, KBB13, Fr. 24,

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Resource Name or # K63

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☒ Continuation ☐ Update



Building C (Front), View W, KBB 13, Fr. 23



Building D, View NW, KBB 13, Fr. 21

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or # K63

*Recorded by R. Reno and E. Bennett

Date 7-15-03

☒ Continuation ☐ Update



Building E, View NE, KBB 13, Fr. 35



Building F, View SW, KBB 13, Fr. 32